

|   | Name        |
|---|-------------|
| M | D Mann      |
|   | Mary M      |
| K | Ellen K     |
|   | B Rossignol |
|   | PATRIOT     |
| S |             |
|   |             |
|   |             |

2021

|               |                 |        |   |
|---------------|-----------------|--------|---|
| Type:         | 99 - Condo Conv |        |   |
| Sty Ht:       | 1 - 1 Story     |        |   |
| (Liv) Units:  | 1               | Total: | 1 |
| Foundation:   | 1 - Concrete    |        |   |
| Frame:        | 1 - Wood        |        |   |
| Prime Wall:   | 6 - Stucco      |        |   |
| Sec Wall:     |                 |        | % |
| Roof Struct:  | 1 - Gable       |        |   |
| Roof Cover:   | 2 - Slate       |        |   |
| Color:        | BEIGE           |        |   |
| View / Desir: |                 |        |   |

|            |   |         |           |
|------------|---|---------|-----------|
| Full Bath: | 1 | Rating: | Very Good |
| A Bath:    |   | Rating: |           |
| 3/4 Bath:  |   | Rating: |           |
| A 3QBth:   |   | Rating: |           |
| 1/2 Bath:  |   | Rating: |           |
| A HBth:    |   | Rating: |           |
| OthrFix:   | 1 | Rating: | Very Good |

[illegible]

## GENERAL INFORMATION

|               |               |             |
|---------------|---------------|-------------|
| Grade:        | B- - Good (-) |             |
| Year Blt:     | 1915          | Eff Yr Blt: |
| Alt LUC:      |               | Alt %:      |
| Jurisdic      | G6            | Fact:       |
| Const Mod:    |               |             |
| Lump Sum Adj: |               |             |

| OTHER FEATURES |   |         |           |
|----------------|---|---------|-----------|
| Kits:          | 1 | Rating: | Very Good |
| A Kits:        |   | Rating: |           |
| Frpl:          |   | Rating: |           |
| WSFlue:        |   | Rating: |           |

## CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 40.000000000  |
| Name:        |               |

| RESIDENTIAL GRID |    |              |    |   |     |    |    |        |    |    |    |            |  |
|------------------|----|--------------|----|---|-----|----|----|--------|----|----|----|------------|--|
| 1st Res Grid     |    | Desc: Line 1 |    |   |     |    |    |        |    |    |    | # Units: 1 |  |
| Level            | FY | LR           | DR | D | K   | FR | RR | BR     | FB | HB | L  | O          |  |
| Other            |    |              |    |   |     |    |    |        |    |    |    |            |  |
| Upper            |    |              |    |   |     |    |    |        |    |    |    |            |  |
| Lvl 2            |    |              |    |   |     |    |    |        |    |    |    |            |  |
| Lvl 1            |    |              |    |   |     |    |    |        |    |    |    |            |  |
| Lower            |    |              |    |   |     |    |    |        |    |    |    |            |  |
| Totals           |    | RM:          | 7  |   | BR: | 2  |    | Baths: | 1  |    | HB |            |  |

## REMODELING

|            |      |
|------------|------|
| Exterior:  |      |
| Interior:  |      |
| Additions: |      |
| Kitchen:   |      |
| Baths:     |      |
| Plumbing:  |      |
| Electric:  |      |
| Heating:   |      |
| General:   | 2003 |

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

|               |               |              |    |
|---------------|---------------|--------------|----|
| Avg Ht/FL:    | STD           |              |    |
| Prim Int Wall | 2 - Plaster   |              |    |
| Sec Int Wall: |               |              | %  |
| Partition:    | T - Typical   |              |    |
| Prim Floors:  | 3 - Hardwood  |              |    |
| Sec Floors:   |               |              | %  |
| Bsmnt Flr:    | 12 - Concrete |              |    |
| Subfloor:     |               |              |    |
| Bsmnt Gar:    |               |              |    |
| Electric:     | 3 - Typical   |              |    |
| Insulation:   | 2 - Typical   |              |    |
| Int vs Ext:   | S             |              |    |
| Heat Fuel:    | 2 - Gas       |              |    |
| Heat Type:    | 5 - Steam     |              |    |
| # Heat Sys:   | 2             |              |    |
| % Heated:     | 100           | % AC:        |    |
| Solar HW:     | NO            | Central Vac: | NO |
| % Com Wall    |               | % Sprinkled: |    |

| DEPRECIATION |                |       |
|--------------|----------------|-------|
| Phys Cond:   | VG - Very Good | 4.6 % |
| Functional:  |                | %     |
| Economic:    |                | %     |
| Special:     |                | %     |
| Override:    |                | %     |
|              | Total:         | 4.6 % |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 295.00     |
| Size Adj.:         | 1.35000002 |
| Const Adj.:        | 1.01959801 |
| Adj \$ / SQ:       | 406.055    |
| Other Features:    | 69900      |
| Grade Factor:      | 1.21       |
| NBHD Inf:          | 0.85000002 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 602697     |
| Depreciation:      | 27724      |
| Depreciated Total: | 574973     |

## COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val    |
| Juris. Factor:    | 1.00      | Before Depr: | 417.63 |            |
| Special Features: | 0         | Val/Su Net:  | 452.40 |            |
| Final Total:      | 575000    | Val/Su SzAd  | 452.40 |            |

## MOBILE HOME

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

[illegible]

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,000 | Total Special Features: |  | Total: | 3,000 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## SUB AREA

| Code               | Description  | Area - SQ | Rate - AV | Undepr Value |
|--------------------|--------------|-----------|-----------|--------------|
| GLA                | Gross Liv Ar | 1,271     | 406.050   | 516,09       |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
|                    |              |           |           |              |
| Net Sketched Area: |              | 1,271     | Total:    | 516,09       |
| Size Ad            | 1271         | Gross Are | 1271      | FinArea      |
|                    |              |           |           | 127          |

### SUB AREA DETAIL

|   | Sub<br>Area | %<br>Usbl | Descrip | %<br>Type | Qu | # Ten |
|---|-------------|-----------|---------|-----------|----|-------|
| 6 |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
| 6 |             |           |         |           |    |       |
| 1 |             |           |         |           |    |       |

**IMAGE**

***AssessPro* Patriot Properties, Inc**

